

Modifications to fines for rules violations regarding leasing of units*

These changes are to make it simpler for the board and fairer by focusing on the frequency of violations. A record will be kept of all violations.

- The manager will notify the owner via email and/or phone identifying the violation giving the owner 5 business days to correct it. This will be considered the first violation with no fine.

- With a second violation, the manager will notify the owner via email giving the owner 5 business days to correct it and that it will be discussed in the next board meeting where a fine might be imposed. If the board determines it is a rules violation the owner can be fined \$100 per day up to \$300.

- The same procedure will be followed for further violations except the third will be \$100 per day up to \$600 and the fourth and further ones will be \$100 per day up to \$1000.

- In the case of more than four violations the board can consider the loss of privileges in addition to a fine.

The cumulative violations are for any lease related rule.

*These are additions to our “Rules Enforcement Procedure” and do not change any other provisions.

4/30/2024